



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the Town of Herndon, Virginia, will hold a work session on Monday, March 14, 2022, at 7:00 p.m. in the Herndon Police Department Community Room, located at 397 Herndon Parkway, Herndon and a public hearing on Monday, March 28, 2022, at 7:00 p.m. in the Herndon Council Chambers Building located at 765 Lynn Street, Herndon on the following item:

APPLICATION FOR A ZONING MAP AMENDMENT – ZMA #21-01, 315 Elden Street, to consider a zoning map amendment from CS, Commercial Services, to PD-UR, Planned Development – Urban Residential, with proffered conditions to allow the conversion of an existing hotel to multi-family residential with a workforce housing component. The site is approximately 6.4 acres and is currently improved with 168 rooms spread across 11 buildings. The proposed conversion would result in up to 174 dwelling units (28 dwelling units per acre). The application includes requests for modifications to the following sections of the zoning ordinance: Section 78-51.1(e) regarding maximum setback from a right-of-way and minimum separation between structures, Section 78-100.2 regarding minimum parking requirements, and Section 78-110.4(d) regarding perimeter buffer strips. The property is located at the southwest corner of the Elden Street and Herndon Parkway intersection and is bordered by Grove Street to the south. Fairfax County Tax Map Reference Number 0171-02-0007. Agent: Ken Wire, Wire Gill LLP. Applicant and property owner: Elden Street Owner, LLC.

The proposed item is available for review by the public on the town's website www.herndon-va.gov beginning March 11, 2022 after 3:00 p.m.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above item is invited to attend the public hearing and to state their opinions. Individuals may submit comments to planning.commission@herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities, offered by the Town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation.

Viki L. Wellershaus, Town Clerk

Note to Publisher:

Publish March 11 and March 18, 2022